

BC
SC

11/24/08 1:30:41
BK 598 PG 258
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Indexing Instructions: A portion of Lot 40 of Town of Hernando located in the southwest quarter of Section 18, Township 3 South, Range 7 West, City of Hernando.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **Williams Brooke Properties, LLC**, does hereby Grant, Bargain, Sell, Convey and Warrant unto **The Daniel L. Murphy, Living Trust**, the following land and property located and situated in DeSoto County, Mississippi, described as follows, to-wit:

A portion of Lot 40 of Town of Hernando located in the southwest quarter of Section 18; Township 3 South; Range 7 West; City of Hernando in DeSoto County, Mississippi and more accurately described as follows:

Beginning at the northwest corner of Town of Hernando Lot No. 40 as shown on the Hernando lot map and being in the southwest quarter of Section 18; Township 3 South; Range 7 West; thence N 85° E along the south right of way of East Commerce Street (50 feet wide) a distance of 75 feet to the northwest corner of the Wilkinson lot; thence S 6° E along the west line of the Wilkinson lot a distance of 143.2 feet to a point in the north right of way of Center Street (50 feet wide); thence S 82°26' W along said north right of way a distance of 75 feet to the southwest corner of Town of Hernando Lot No. 40; thence N 6°00'23" W along the west line of Town of Hernando Lot No. 40 a distance of 146.56' to the point of beginning and containing 0.25 acres..

The above described property is subject to the zoning regulations of DeSoto County, Mississippi, and air, water, pollution, and flood control regulations imposed by any governmental authority having jurisdiction over same. The conveyance is subject to those building restrictions and protective covenants recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, and which are incorporated herein by this reference.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the pro-ration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid. The Grantee will be responsible for paying the property taxes due January 1, 2009.

2

Strand

WITNESS THE SIGNATURE OF THE GRANTORS, this the 21st day of November, 2008.

Williams Brooke Properties, LLC

By: Paul W. McElya, Member

By: William M. Davis, Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named Paul W. McElya and William M. Davis, who acknowledged that they are members of Williams Brooke Properties, LLC, and that for and on behalf of the said corporation, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND SEAL, this the 21st day of November, 2008.


NOTARY PUBLIC

MY COMMISSION EXPIRES:



Prepared By and
After Recording, Return To:
Stroud & Harper, P.C.
Post Office Box 210
Southaven, MS 38671
(662) 536-5656
File# 08-3095

Grantors Mailing Address: 2446 Calley St. Ste. 1-A, Hernando, MS 38632
Grantors Telephone Numbers: Home: n/a Work: 429-4360

Grantees Mailing Address: P.O. Box 587 Hernando, MS 38632
Grantees Telephone Numbers: Home: 429-5946 Work: n/a